



Industrial For Lease

Property Name: Bluewater Commerce Park - Building A1
Location: Ravenswood Road
City, State: Kimball, MI
Cross Streets: I-94
County: St. Clair
Zoning: Commercial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 380,700
Available Sq. Ft.: 380,700

Building Type: Build-to-Suit
Available Shop Sq. Ft.: 380,700
Available Office Sq. Ft.: 0

Mezzanine: N/A
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 36'
Grade Level Door(s): 0
Truckwells or Docks: 37
Exterior Construction: Precast
Structural System: Steel
Air-Conditioning: Yes
Heating: Yes
Availability: Immediately
Power (Amps/Volts): 4000 Amps, 480 Volts, 3-Phase

Multi-Tenant: Yes
Rail: Yes
Security: No
Interior: No
Lighting: LED
Bay Sizes: 50' x 50'
Restrooms: Ample
Cranes: No
Parking: 226

Year Built: N/A
Sprinklers: ESFR
Signage: Yes
Exterior: No
Roof: N/A
Floors: N/A
Floor Drains: No
Acreage: 295.000
Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$8.50
Lease Type: NNN
Lease Term: N/A

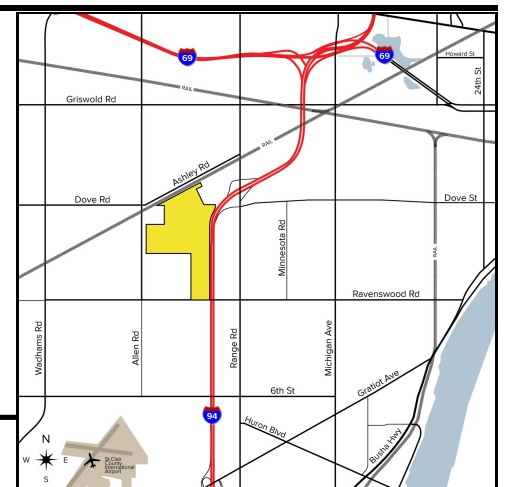
Mthly Rate: N/A
Taxes: N/A
Parcel #: 74250243001000
Imprv Allow: N/A

TD: N/A
Deposit: N/A
Assessor #: N/A
Options: N/A

Tenant Responsibility: N/A

COMMENTS

Bluewater Commerce Park is strategically situated directly at the Port Huron/Sarnia border crossing, the property offers immediate access to I-69 and I-94, placing tenants just minutes from the Bluewater Bridge and Canadian National Railway (with on-site rail spur capability). This combination of superior highway, bridge, and rail connectivity dramatically reduces transportation costs while unlocking seamless access to one of North America's largest bilateral trade corridors - more than \$110 billion in annual commerce flows across the U.S. - Canada border at the Port Huron/Sarnia gateway alone. The state-of-the-art Bluewater Commerce Park positions future tenants to capitalize on this vital international trade lane with unmatched speed, efficiency, and cost savings. 44 trailer spaces.



Broker: SIGNATURE ASSOCIATES

Agent(s):

John Droze, (248) 948-4191, jdroze@signatureassociates.com
 Drake Filippis, (248) 799-3161, dfilippis@signatureassociates.com
 Gary Stephens, (248) 948-0104, gstephens@signatureassociates.com

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